

## FOR SUBLEASE | MODERN INDUSTRIAL FACILITY

## SINNOVATION DRIVE

London, ON N6M 0C8



BRADLEY

Bradley Ave

radley Ave OLD VIC

TRAFALGAR HEIGHTS

THE GORE

JACKSON

## ABOUT THE PROPERTY

Premier 48,750 SF modern industrial facility in Southeast London, with convenient access to Highway 401. This property is being offered for sublease. The head lease expires July 31<sup>st</sup>, 2027.

Building Area	Site Area	Asking Rent	Additional Rent
48,750 SF Total	3.7 Acres	\$8.75 PSF Net	\$2.75 PSF

- Office Area: 3,000 SF
- Industrial Area: 45,750 SF
- Clear Height: 20'

- Power: 1,000 Amps, 600 Volts
- Dock Level Doors: 3
- Grade Level Doors: 3
- Cranes: 4 (3,000 kg each)











JAMESON LAKE Sales Representative 519 438 8548 jameson.lake@cushwakeswo.com MICHAEL JOHNSON Sales Representative 519 438 7325 michael.johnson@cushwakeswo.com BRENT RUDELL Broker of Record 519 438 5608 brent.rudell@cushwakeswo.com CUSHMAN & WAKEFIELD SOUTHWESTERN ONTARIO 850 Medway Park Dr, Suite 201 London, Ontario N6G 5C6 www.cushwakeswo.com

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